

May 1, 2018

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

### **CALUC Community Meeting Rezoning Application for 2300-2312 Douglas Street**

On May 30<sup>th</sup>, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Ian Laing's proposal to rezone 2300-2312 Douglas Street from M1 - light Industrial to site-specific zoning to allow residential use on upper floors.

Peter de Hoog of de Hoog & Kierulf Architects presented.

The proposal is for a main floor automotive showroom, Second floor offices, and a four storey residential rental tower. The proposed building is 6 storeys, with 2 levels of U/G parking. The residential portion contains 52 one bedroom units and 8 two bedroom units. 16 of the units are planned as supportive housing. Units are from 430 sq.ft to 850 sq.ft.. The proposal requires a relaxation of the allowed FSR from 3.0:1 to 3.46:1. The building requires a relaxation from the allowable height. Zoning requires 71 spaces and there are 77 spaces provided plus secure bike racks in U/G parking.

Comments and questions from the attendees focused on the following:

- Confirmation that U/G access was secure to prevent loitering.
- The height of the proposed building relating to adjacent buildings.
- Positive comments on structure

Vote: As per the process of a BGCA rezoning community meeting, there was a straw poll held. There were 11 meeting attendees and all were in favour of this proposal with none opposed. In addition the LUC received 3 letters of support from adjacent property owners.

Respectfully,



Avery Stetski  
Land Use Committee Chair Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Ian Laing, Peter de Hoog